

LOCAL AGENCY FORMATION COMMISSION COUNTY OF SAN BERNARDINO

175 West Fifth Street, Second Floor, San Bernardino, CA 92415-0490

• (909) 387-5866 • FAX (909) 387-5871

E-MAIL: lafco@lafco.sbcounty.gov

www.sbclafco.org

DATE: March 11, 2003

FROM: JAMES M. RODDY, Executive Officer
KATHLEEN ROLLINGS-McDONALD, Deputy Executive Officer

TO: LOCAL AGENCY FORMATION COMMISSION

SUBJECT: Agenda Item #6: Status Report and Continuation of LAFCO 2908
– City of Chino Annexation No. 2001-01 (Subarea 2 – Agricultural Preserve)

INITIATED BY:

Resolution of City of Chino Council

RECOMMENDATION:

Continue consideration of LAFCO 2908 to the June 18, 2003 Hearing.

BACKGROUND INFORMATION:

The City of Chino has been processing the General Plan Amendment, Specific Plan, and Environmental Impact Report associated with “Subarea 2 – The Preserve”, its southeastern sphere of influence area, for the past two and one-half years. The City submitted the application for annexation and LAFCO staff began its review process in November 2002. A map of the proposed annexation is included as Attachment #1 to this report.

In December 2002, with the completion of the property tax negotiation process, a Certificate of Filing was issued for LAFCO 2908 and, as required by Government Code Section 56658(g), a hearing date was specified. Section 56658(i) indicates that the hearing must be within 90 days of the date of issuance of the Certificate; therefore, it was scheduled for the March hearing. However, the City’s process for review of the Environmental Impact Report associated with its General Plan Amendment and the adoption of the Specific

Plan for The Preserve have not, as yet, been completed. Therefore, this hearing has been established to provide an introduction and status report only.

Attached are portions of the Draft Specific Plan, which outline the vision of the project, provide an introduction and background, along with an Executive Summary to familiarize the Commission with the application.

No action can be taken by the Commission at this hearing other than to continue the item to a date certain. The staff's recommendation is that the matter be scheduled for hearing on June 18th. The following table outlines activities, actions, and hearings that are anticipated to be needed for the full review of this item along with an anticipated time schedule. This information is in preliminary form and is dependent upon the completion of the environmental review process without litigation. The filing of litigation in reference to the City's environmental assessment of this project will cause this entire timeline to be changed.

Chino Subarea 2 Timeline:

| | | |
|---|--|---------------------------------------|
| City Council will consider Pre-zone, GPA and EIR and adoption of necessary resolutions, ordinances, etc. | Hearing March 11 th , first reading April 1 st or 15 th second reading | City Planning staff, etc. |
| | | |
| Continue the information gathering necessary for this project – Verification of Williamson Act contracts, Plan for Service review, etc. | Ongoing | LAFCO Staff |
| | | |
| Notice of Determination filed, starts 30 day period for challenge to the environmental documents | Actual date unknown | City of Chino Staff |
| | | |
| City will provide copy of Statement of Overriding Considerations to LAFCO office and Tom Dodson for review and preparation of LAFCO documents for Commission consideration. | Supplemental DRC to be conducted following adoption of Specific Plan. | LAFCO staff will schedule and conduct |

STATUS REPORT LAFCO 2908
CITY OF CHINO – THE PRESERVE
MARCH 11, 2003

| | | |
|---|---|-------------|
| Copies of final EIR and Specific Plan (with attachments) will be distributed to the Commission (anticipated to occur April 16 th or May 21 st) | | |
| Official consideration of application by Commission | LAFCO hearing on proposal to be held on June 18, 2003 -- individual notice to be provided. | LAFCO Staff |
| | | |
| | Possible second hearing on this project, July 16 th if necessary. | LAFCO staff |
| | | |
| LAFCO will schedule protest hearing following the 30 day reconsideration period. | <p>If protest received is sufficient to require election, notice will be forwarded to City to conduct necessary election.</p> <p>If protest is sufficient to terminate, resolution will be adopted and Notice of Termination issued.</p> <p>Otherwise, resolution of approval will be adopted and Certificate of Completion issued.</p> | LAFCO staff |

Representatives from the City of Chino and the primary project proponent, Lewis Operating Corporation, will be present at the hearing to provide information on the City's actions at its March 11th City Council meeting and the further processing of the Specific Plan.

CONCLUSION:

This report is not intended to provide a comprehensive review of the issues associated with LAFCO 2908. The purpose of this report is to simply provide an introduction to the issue and an outline of the future steps involved. It is expected that the City of Chino will provide an oral presentation concerning the status of the studies necessary for a full review of this proposal.

The only legally possible Commission action at the hearing is to continue the matter to June 18th and instruct the staff to provide the necessary notice and legal advertisements for that consideration.

KRM/

Attachments:

1. Map of LAFCO 2908
2. Excerpts from Draft Specific Plan for The Preserve